

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: AUGUST 8, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> E </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> A </u>
Jordan Ulery Member <u> E </u>	Dillon Dumont Member <u> X </u>	Ed Van der Veen Alternate <u> X </u>	Elliott Veloso Alternate <u> X </u>
David Morin Select. Rep. <u> X </u>	Roger Coutu Alt. Select. Rep. <u> E </u>		

Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mr. Van der Veen seated for Mr. Malley.
Mr. Veloso seated for Mr. Ulery.

- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)

- 25 JULY 18 Meeting Minutes – Decisions.

Mr. Dumont moved to approve the 25 JULY 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/1 (Veloso)

- VII. CASES REQUESTED FOR DEFERRAL

foot paved parking area; and construction of a new stormwater management area; all located on Lot 14. In addition, Lot 15 will include a new slide gate and security fence. Application Acceptance & Hearing.

Mr. Dumont moved to accept the Site Plan application for Reeds Ferry Small Building at 3, 5, & 7 Tracy Lane – Map 101/Lots 017, 015, & 014.

Motion seconded by Mr. Veloso. All in favor – motion carried.

WAIVER MOTIONS:

- 1) HR 275-8. (7)(a) & [(b)] – Interior parking landscaping

Mr. Van der Veen moved to grant the requested waiver of HR 275-8. (7)(a) & [(b)] – Interior parking landscaping, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Veloso. All in favor – motion carried.

- 2) HR 276-11.1.B (12) – [Display area in front setback] and HR 276-11.1.B. (12) – [Display area within 35 foot green frontage area]
- 3) Mr. Dumont moved to grant the requested waiver of HR 276-11.1.B (12) – [Display area in front setback] and HR 276-11.1.B. (12) – [Display area within 35 foot green frontage area], based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

Motion seconded by Mr. Veloso. All in favor – motion carried.

Mr. Veloso moved to approve the Site Plan entitled: Reeds Ferry Small Buildings, 3, 5, 7 Tracy Lane, Hudson, NH, prepared by TFMoran, Inc., 48 Constitution Drive, Bedford, NH, dated June 22, 2018 (last revised July 25, 2018), consisting of Sheets 1 – 17 and Notes 1 – 11 on Sheet 2 and Notes 1 – 34 on Sheet 6 subject to the following conditions:

1. Town of Londonderry Planning Board approval of the Site Plan entitled: Reeds Ferry Small Buildings, 3, 5, 7 Tracy Lane, Hudson, New Hampshire, prepared by TFM, 48 Constitution Drive, Bedford, NH, dated June 22, 2018, (last revised July 25, 2018), consisting of Sheets 1 - 17 and Notes 1 – 11 on Sheet 2 and Notes 1 – 34 on Sheet 6.
2. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.

3. All improvements shown on the Site Plan-of-Record, including Notes 1-11 on Sheet 2 and Notes 1–34 on Sheet 6, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. The Site Plan shall be amended to include a catch basin or shallow concrete chamber with mechanical separator and the addition of a Note 14 on Sheet 9 to affirmatively state that the Applicant will comply new MS4 rules and regulations per memo from Town Engineer Elvis Dhima dated June 28, 2018.
7. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays. Note 19 on Sheet 6 shall be revised to match this stipulation.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. A new Note shall be added to Sheet 6 to match this stipulation.

Motion seconded by Mr. Dumont. All in favor – motion carried.

C. Fairview Nursing Home (Extension) SP# 11-18	203 Lowell Road Map 216/Lot 002
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Purpose of Plan: to request a one-year extension to the Planning Board approved Site Plan on 07/19/17, which expired on 07/19/18. Application Acceptance & Hearing.

Mr. Dumont moved to grant a two-year extension (from July 19, 2018 to July 19, 2019) for the Amended Non-Residential Site Plan, Fairview Nursing Home dated May 18, 2016, located at 205 & 203 Lowell Road, Hudson, NH, Map 216/Lot 002.

Motion seconded by Mr. Veloso. All in favor – motion carried.

XVI. OTHER BUSINESS

A. Interim Town Planner Input – Jay Minkarah – Overlay Zone for affordable housing.

Discussion of interest in new Zoning Regulation to allow work force housing in an Industrial Zone.

Planning Board members want a presentation with more details.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Dumont. Seconded by Mr. Veloso. All in favor – motion carried.

Meeting adjourned at 8:14 p.m.

William Collins
Secretary

DRAFT